



## OAK BLUFFS ZONING BOARD OF APPEALS

P.O. BOX 1327, OAK BLUFFS, MA 02557-1327

zbaadmin@oakbluffsma.gov

### AGENDA

**Date**

**Thursday, May 20, 2021**

**Time**

**6:00 pm**

**Virtual Meeting Via Zoom**

*See Instructions on how  
to join at the end of this agenda*

#### **6:00 pm**

- Minutes: April 15, 2021 Meeting
- Minutes: May 6, 2021 Meeting
- Confirmation of June 17, 2021 Meeting
- New Business: items unanticipated prior to meeting

#### **6:05pm**

##### **RE: Kriegstein Project**

Henry J. and Joan B. Kriegstein, Kriegstein Realty Trust  
20 Hubbard Lane, Map 22 Parcel 11.1

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on Thursday, May 20, 2021 at 6:05 p.m. via a Zoom virtual meeting, per the applicant's request, on the application of the referenced petitioners seeking:

a Variance and Special Permit with Zoning Bylaws 4.1.3, 9.1.A or any action related thereto, to allow the construction of a nonconforming addition to a single family dwelling located on a lot in Residential Zone 3 and Coastal District.

#### **6:07pm**

##### **RE: Williams Appeal**

Donald and Georgette Williams  
23 Tuckernuck Avenue, Map 10 Parcel 124

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on Thursday, May 20, 2021 at 6:07PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

a Special Permit within Zoning By-Laws 3.5.5, or any action related thereto, to allow the removal of parts of the pre-existing and non-conforming dwelling which will be replaced with a two-story addition within the building footprint, on an undersized lot in Residential Zone 1.

#### **6:15pm**

##### **RE: Jenson/Blackwood Family Trust Appeal**

The Bradley Roy Jenson and Carolyn Jean Blackwood Family Trust  
274 Seaview Avenue, Map 19 Parcel 9

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on Thursday, May 20, 2021 at 6:15PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:



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a Special Permit within Zoning By-Laws 3.5.5 and 8.1.5.2 or any action related thereto, to allow renovation and reconstruction of the pre-existing and non-conforming dwelling and garage on an undersized lot in the Shore Zone of the Coastal District and in the Floodplain Overlay District in Residential Zone 3.

**6:30pm**

**RE: Woodworth Appeal**

Emily Woodworth

67 New York Avenue, Map 8 Parcel 17

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on Thursday, April 15, 2021 at 6:15PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

***a Special Permit within Zoning By-Laws 3.5.5, or any action related thereto, to allow an extension of the existing porch on a pre-existing and non-conforming two-story dwelling on an undersized lot in Residential Zone 1.***

**6:45pm**

**RE: Kotsopoulos Appeal**

Chris Kotsopoulos

15 Chestnut Avenue, Map 8 Parcel 164.1

The Oak Bluffs Zoning Board of Appeals will CONTINUE a Public Hearing on Thursday, May 20, 2021 at 7:00PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

a Variance from the Oak Bluffs Zoning Bylaws, or any action related thereto, to allow the addition of a covered porch to a pre-existing conforming dwelling, on an undersized lot in Residential Zone 1.

**7:00pm**

**RE: Callahan Appeal**

William J. and Melissa D. Callahan

9 Beecher Park, Map 8 Parcel 120

The Oak Bluffs Zoning Board of Appeals will HOLD a Public Hearing on Thursday, May 20, 2021 at 7:00PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

***a Special Permit from the Oak Bluffs Zoning Bylaws Section 3.5.5, to demolish and reconstruct a single family residence and garage, on a pre-existing non-conforming lot in Residential Zone 2.***

**7:15pm**

**RE: Scotland Appeal**

Glenn and Diane Scotland

48 Tuckernuck Avenue, Map 11 Parcel 92



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The Oak Bluffs Zoning Board of Appeals will HOLD a Public Hearing on Thursday, May 20, 2021 at 7:15PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

**a Special Permit from the Oak Bluffs Zoning Bylaws Section 3.5.5, to alter a pre-existing non-conforming dwelling, on an undersized lot in Residential Zone 1.**

**7:00pm**

**RE: Dillon Appeal**

Ryan Dillon

112 Dukes County Avenue, Map 11 Parcel 209

The Oak Bluffs Zoning Board of Appeals will HOLD a Public Hearing on Thursday, May 20, 2021 at 7:00PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

**a Special Permit from the Oak Bluffs Zoning Bylaws Section 3.5.5 and 4.2.5, to demolish and reconstruct a pre-existing non-conforming structure on a lot zoned Business 1. The existing and proposed structures cover more than one third of the lot size.**

To Attend Zoom Meeting:

***zbaadmin@oakbluffsma.gov*** Culbert is inviting you to a scheduled Zoom meeting.

***Topic: Monthly ZBA Meeting***

***Time: May 20, 2021 06:00 PM Eastern Time (US and Canada)***

***Join Zoom Meeting***

***<https://oakbluffs.zoom.us/j/95170668308?pwd=ZXlY5cVF3WDF2YThsUGpMYWFBN2hVQT09>***

***Meeting ID: 951 7066 8308***

***Passcode: 861427***

***One tap mobile***

***+13126266799,,95170668308# US (Chicago)***

***+16465588656,,95170668308# US (New York)***

***Dial by your location***

***+1 312 626 6799 US (Chicago)***

***+1 646 558 8656 US (New York)***

***+1 301 715 8592 US (Washington DC)***

***+1 346 248 7799 US (Houston)***

***+1 669 900 9128 US (San Jose)***

***+1 253 215 8782 US (Tacoma)***

***Meeting ID: 951 7066 8308***

***Find your local number: <https://oakbluffs.zoom.us/j/95170668308>***

**\* Please note when you join, you will first be put in a waiting room and must be let in to the meeting in an effort to reduce "zoom-bombing" interference. Although not required, it is very simple to register for a free Zoom account that will automatically identify you when you do join a Zoom. Visit [www.zoom.us](http://www.zoom.us)**



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